



GRASSROOTS

REALTY GROUP

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**344 Killdeer Way
Fort McMurray, Alberta**

MLS # A2328160



\$649,900

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,006 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Separate Entrance, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

MOVE IN READY. IMMEDIATE POSSESSION AVAILABLE. CUSTOM BUILT 2 STOREY. BACKING GREENBELT. WALKOUT BASEMENT. 2 BEDROOM WALKOUT BASEMENT WITH SEPARATE ENTRANCE AND FULL KITCHEN BONUS ROOM. OVER 2,834 SQ FT OF FINISHED LIVING SPACE. DOUBLE ATTACHED GARAGE. Welcome to this exceptional CUSTOM BUILT home in the heart of EAGLE RIDGE, perfectly situated BACKING THE GREENBELT with breathtaking views of the TRAIL SYSTEM and RIVER VALLEY. Offering over 2,834 sq ft of beautifully finished living space, this home combines LUXURY, FUNCTIONALITY, and INCOME POTENTIAL in one of Fort McMurray's most desirable neighbourhoods. Step inside to a spacious foyer with TILE FLOORING that leads to a bright OPEN CONCEPT main floor featuring GLEAMING HARDWOOD FLOORS, a PRIVATE MAIN FLOOR OFFICE, and an abundance of natural light from the wall of windows overlooking the green space. The GOURMET KITCHEN is designed to impress with CUSTOM CABINETRY, GRANITE COUNTERTOPS, A MASSIVE ISLAND WITH EAT UP BAR, PANTRY, STAINLESS STEEL APPLIANCES, DUAL WALL OVENS, and a BRAND NEW COOKTOP. The adjoining dining and living areas are perfect for entertaining, highlighted by a BUILT IN GAS FIREPLACE and stunning backyard views. The main floor also offers 9 FT CEILINGS, MAIN FLOOR LAUNDRY, and ample storage. Upstairs, you'll find a spacious BONUS ROOM WITH VAULTED CEILINGS, three generous bedrooms, and a luxurious PRIMARY RETREAT featuring a LARGE WALK IN CLOSET and a SPA INSPIRED 5 PIECE ENSUITE complete with DOUBLE SINKS, a JETTED TUB, and a SEPARATE SHOWER. The FULLY DEVELOPED WALKOUT BASEMENT offers an excellent MORTGAGE

HELPER with a 2 BEDROOM ILLEGAL SUITE complete with a SEPARATE ENTRANCE, FULL KITCHEN, FAMILY ROOM, FULL BATHROOM, IN SUITE LAUNDRY, and large windows that fill the space with natural light. The basement has previously generated OVER \$1,600 PER MONTH in rental income. Outside, enjoy a HUGE DRIVEWAY with parking for 4 PLUS VEHICLES, a DOUBLE ATTACHED GARAGE, CONCRETE WALKWAYS leading to the separate entrance, UPPER AND LOWER DECKS, and a FULLY FENCED, LOW MAINTENANCE LANDSCAPED YARD with DIRECT ACCESS TO THE TRAIL SYSTEM. Located within walking distance to TWO ELEMENTARY SCHOOLS, PONDS, SHOPPING, RESTAURANTS, PARKS, and LANDMARK CINEMAS, this home offers an outstanding lifestyle for families while providing exceptional investment potential. A rare opportunity to own a WALKOUT HOME BACKING GREEN SPACE with a 2 BEDROOM ILLEGAL SUITE in one of Fort McMurray's premier communities.